

DIVISION II: SPECIFIC INCIDENTAL LAND USES

Chapter 19.440

Accessory Buildings and Structures

19.440.010 Purpose

The purpose of regulating accessory buildings and structures is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.440.020 Applicability and Permit Requirements

Accessory buildings and structures, as defined in Article X (Definitions) are permitted as set forth in Article V, Base Zones and Related Uses and Development Provisions subject to the requirements contained in this Chapter.

- A. Accessory structures, including cargo containers, shall be permitted in accordance with Article V Table 19.150.020 B (Incidental Uses Table) and shall require the issuance of a building permit. Single-story, detached, accessory buildings used as tool and storage sheds, playhouses, or similar use, shall be exempt from this regulation, provided the floor area does not exceed 120 square feet and the height does not exceed 10 feet.
- B. All accessory buildings that require a building permit and that are located in zones requiring design review approval shall be subject to the provisions of Chapter 19.710 (Design Review). Cargo containers in any zone shall also be subject to the provisions of Chapter 19.710 (Design Review).

19.440.030 Site Location, Operation and Development Standards

These standards supplement the standards for the zone in which the accessory use is located. If an accessory structure is attached to the principal building, such structure shall comply with the development standards for the principal building.

- A. No accessory structure shall be permitted unless a principal building exists and is occupied by the use intended.
- B. Accessory structures shall not cover more than 35 percent of the required side or rear yard setback area.
- C. Accessory structures shall be located a minimum of 5 feet from the principal building or the distance required by the Building Code, whichever is greater. Eave line separation from the principal building shall conform to the provisions of the Building Code.
- D. Garage and carport accessory structures with direct access from an alley shall be located a minimum of 25 feet from the opposite boundary line of the alley.

- E. Accessory structures within residential zones shall comply with the following additional regulations.
1. Accessory structures shall be no closer to the front lot line than the rear-most wall of the dwelling nearest the front lot line, or 50 feet, whichever distance is greater.
 2. The interior side and rear yard setback shall be five-feet for a single-story accessory structure and for a 2-story accessory structure shall be the same as the respective setbacks required by underlying zone.
 3. The street side yard setback for an accessory structure shall be 20 feet, unless a greater setback is required by the underlying zone.
 4. All metal accessory structures shall be limited to a maximum floor area of 120 square feet. All other accessory structures shall be limited to a maximum floor area of 750 square feet.
 5. Any structure over 5 feet in height shall be set back at least 5 feet from side and rear property lines.
- F. Accessory structures in nonresidential zones shall comply with the following additional regulations.
1. Accessory structures shall be no closer to the front lot line than the front-most wall of the building nearest the front lot line, or 50 feet, whichever distance is greater, unless specifically noted by other provisions of this Title (e.g. vehicle fuel station canopies, etc.).
 2. Side and rear setbacks shall be the same as the respective setbacks required by underlying zone.
- G. Cargo containers in all zones shall comply with the following regulations.
1. In the RA-5 and RR zones, a minimum site area of 2 acres shall be required to place a cargo container on a property. On such properties, no more than 2 cargo containers with a maximum combined floor area of 640 square feet shall be permitted.
 2. On public and private institutional properties such as schools, parks, recreational facilities and properties zoned PF, a maximum of 1 cargo container per 1 acre shall be permitted, not to exceed a total of 2 cargo containers per property or use.
 3. In the CG, BMP, I, AI, AIR, and RWY zones, a maximum of 4 cargo containers per property or use is permitted. More than 4 containers may be permitted with the issuance of a minor conditional use permit.
 4. Cargo containers shall not be modified by adding windows or electrical, plumbing or mechanical improvements, and shall be considered as non-habitable structures. The addition of roof-mounted ventilation turbines and the replacement or modifica-

tion of the original doors shall be permitted, however, subject to the approval of the Building Official.

5. In lieu of a standard foundation and subject to the approval of the Building Official and Zoning Administrator, a cargo container with a maximum width-to-height ratio of 1 to 0.75 may be placed on a minimum 4-inch thick welded wire mesh reinforced concrete slab, an approved asphalt base, or an approved crushed rock base.

H. Canopies or overhanging structures shall comply with the following regulations.

1. Such structures shall not exceed more than 1 story in height and shall be erected at least 5 feet away from any rear or interior side lot line.
2. Such structures shall be unenclosed on at least 3 sides and shall be entirely open, except for necessary supporting columns. A roof connecting the primary building and the accessory building shall be unenclosed and open on only 2 sides.
3. The horizontal area of such structure alone shall not exceed 25 percent of the required rear yard area, and the horizontal area of any 2 or more in combination, including accessory buildings, shall not exceed 40 percent of the required rear yard area.

I. Swimming pools and spas shall comply with the following.

1. No swimming pool or spa shall be located in a required front yard area.
2. Any swimming pool or spa shall be located at least 3 feet away from any fence or building wall.
3. All swimming pools and spas shall conform to all Building Code and Health and Safety Code requirements.
4. Private swimming pools may be located only within a required side or rear yard area. The substructure shall be a minimum of 3 feet from any lot line and a minimum of 5 feet from any cut and fill slope exceeding 3 feet in vertical height.
5. Equipment related to a swimming pool, such as a fountain, slide, diving board, etc., shall not exceed 5 feet in height when located within 5 feet of a property line.